



November 30, 2005

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Ms. Moshe Schnapp
A.O. Bonanza Holding, LLC
1061-1/2 North Spaulding Avenue
West Hollywood, California 90046

RE: SDR-8649 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 2, 2005
RELATED TO VAR-8651 AND SUP-8814

Dear Ms. Schnapp:

The City Council at a regular meeting held November 2, 2005 APPROVED the request for a Site Development Plan Review FOR A MIXED-USE DEVELOPMENT WITH 296 RESIDENTIAL UNITS AND 34,700 SQUARE FEET OF COMMERCIAL SPACE AND WAIVERS IN BUILDING PLACEMENT, STREET AND FOUNDATION LANDSCAPE STANDARDS; FRONT, CORNER SIDE, AND REAR YARD SETBACK REQUIREMENTS; AND TO ALLOW A 241-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 249-FEET FROM RESIDENTIAL PROPERTY IS REQUIRED on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008, 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 3, 2005. This approval is subject to:

Planning and Development

1. A Special Use Permit (SUP-8814) for a Mixed-Use development and a Variance (VAR-8651) in the required step back ratio approved by the City Council.
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City.
3. All development shall be in conformance with the site plan and building elevations date stamped 8/09/05, except as amended by conditions herein, and colored elevations presented 11/02/05.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-08-05
CLV 7009



EOT-25466
12-19-07 CC

4. Waivers from Title 19.08.045 Commercial Development Standards is hereby approved for the following:
 - Waivers in the rear yard, front yard and corner side setback requirements to allow a 19-foot rear yard setback in lieu of 20 feet, a 12-foot front yard setback in lieu of 20 feet, and a seven-foot corner side yard setback in lieu of 15 feet. Waivers for the front yard and corner side yard setbacks shall only apply to balconies above the first floor.
 - A Waiver in the required street landscape planter width along Main Street to allow a six-foot planter width in lieu of 15 feet.
 - A Waiver in the required landscape island width of six feet between the building and sidewalks along the street arcade.
 - A Waiver of in the Residential Adjacency Standards in the setback from adjacent residential uses by reason of the Mixed-Use development containing a significant residential element.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 25% of the total landscaped area as turf.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City and shall be permanently maintained in a satisfactory manner.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform to the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

13. Lighting on the exterior of buildings shall be shielded and shall be downward directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. Prior to the submittal of a building permit, the applicant shall meet with staff of the Planning and Development Department to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City code requirements and design standards of all City departments must be satisfied.

Public Works

17. Dedicate an additional four feet of right-of-way adjacent to parcel 139-27-707-008 on Main Street adjacent to this site.
18. Construct all incomplete half-street improvements on Main Street, Bonanza Road, and First Street adjacent to this site. Additionally, Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
19. The Final Map for this site shall be labeled as a "Merger and Resubdivision."
20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
22. Site development to comply with all applicable conditions of approval for Z-46-02 and all other subsequent site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Bill Curran
Curran & Parry
300 South 4th Street, Suite #101
Las Vegas, Nevada 89101

EOT-25466
12-19-07 CC